



FOR SALE

3736 WRIGHTSBORO
RD

3736 Wrightsboro Rd, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary

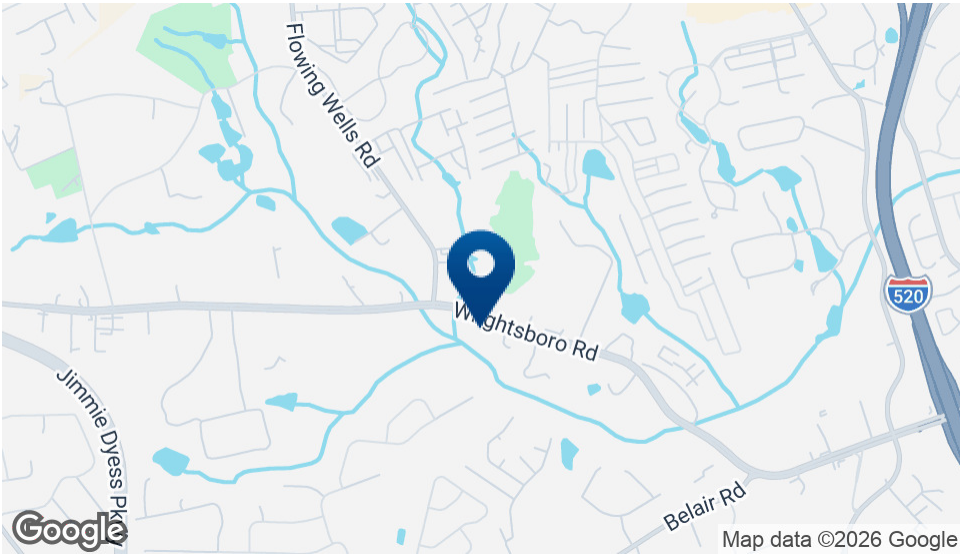


PROPERTY DESCRIPTION

This 2.1-acre property is zoned Agricultural but is surrounded by B-2 zonings. Site has some flood zone in the rear and is gently sloping. Site is located just off Jimmie Dyess Parkway on Wrightsboro Road. The site lies along a high-traffic commercial corridor with excellent visibility.

LOCATION DESCRIPTION

This high-traffic, centrally located commercial corridor has easy access to the Augusta Mall area, Interstate 20, and Interstate 520. Site is also conveniently located near Fort Gordon.



OFFERING SUMMARY

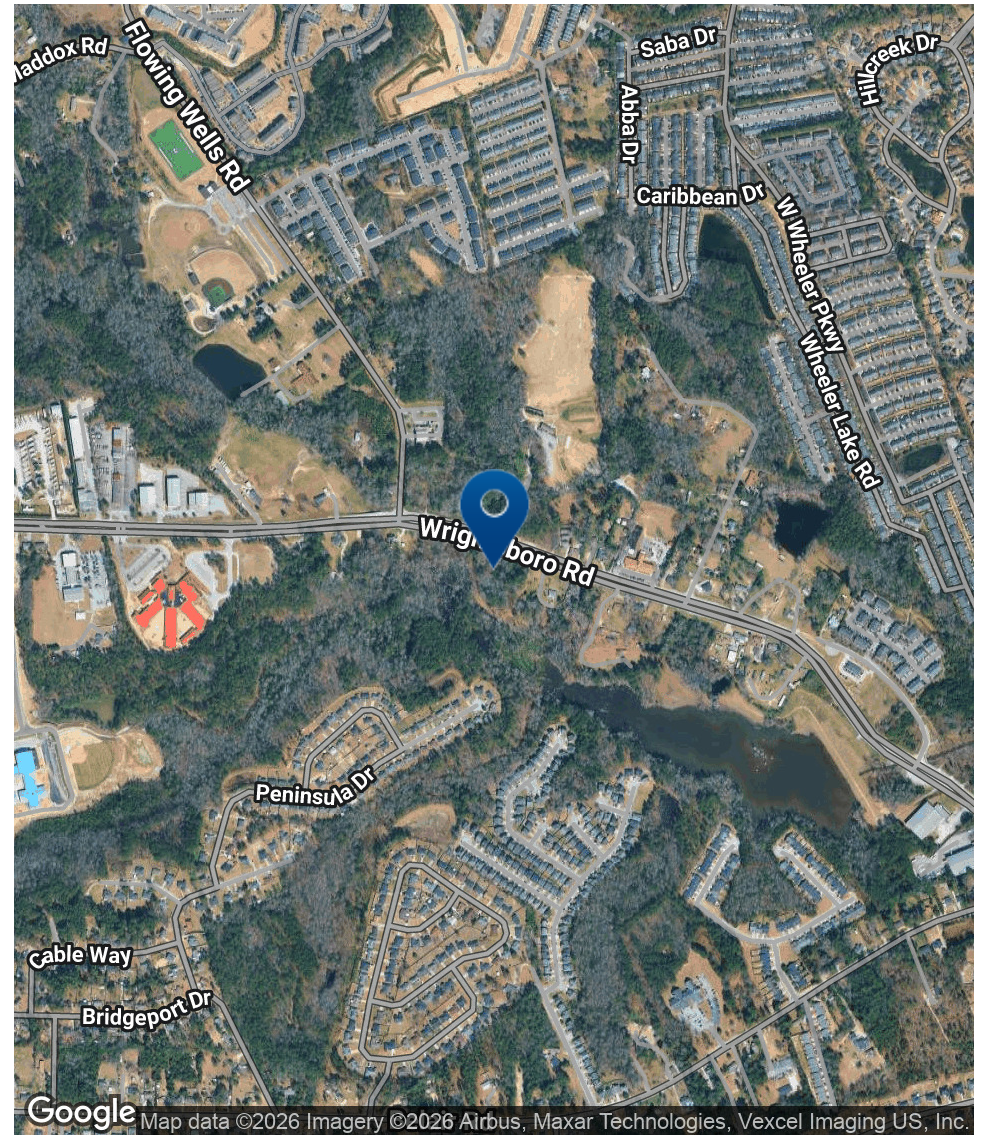
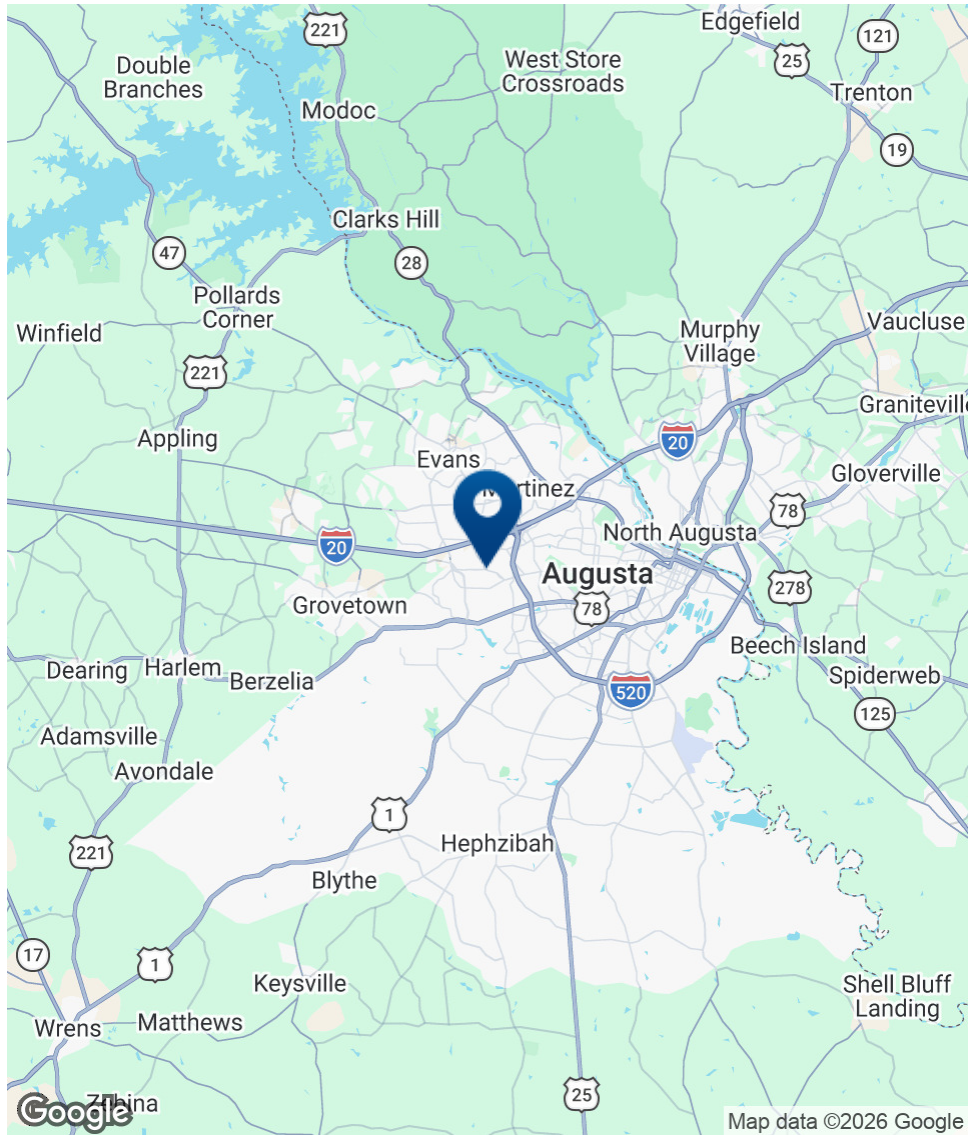
Sale Price:	Subject To Offer
Lot Size:	2.1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,520	22,150	59,427
Total Population	7,316	51,917	148,627
Average HH Income	\$69,426	\$83,302	\$91,548



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Location Map



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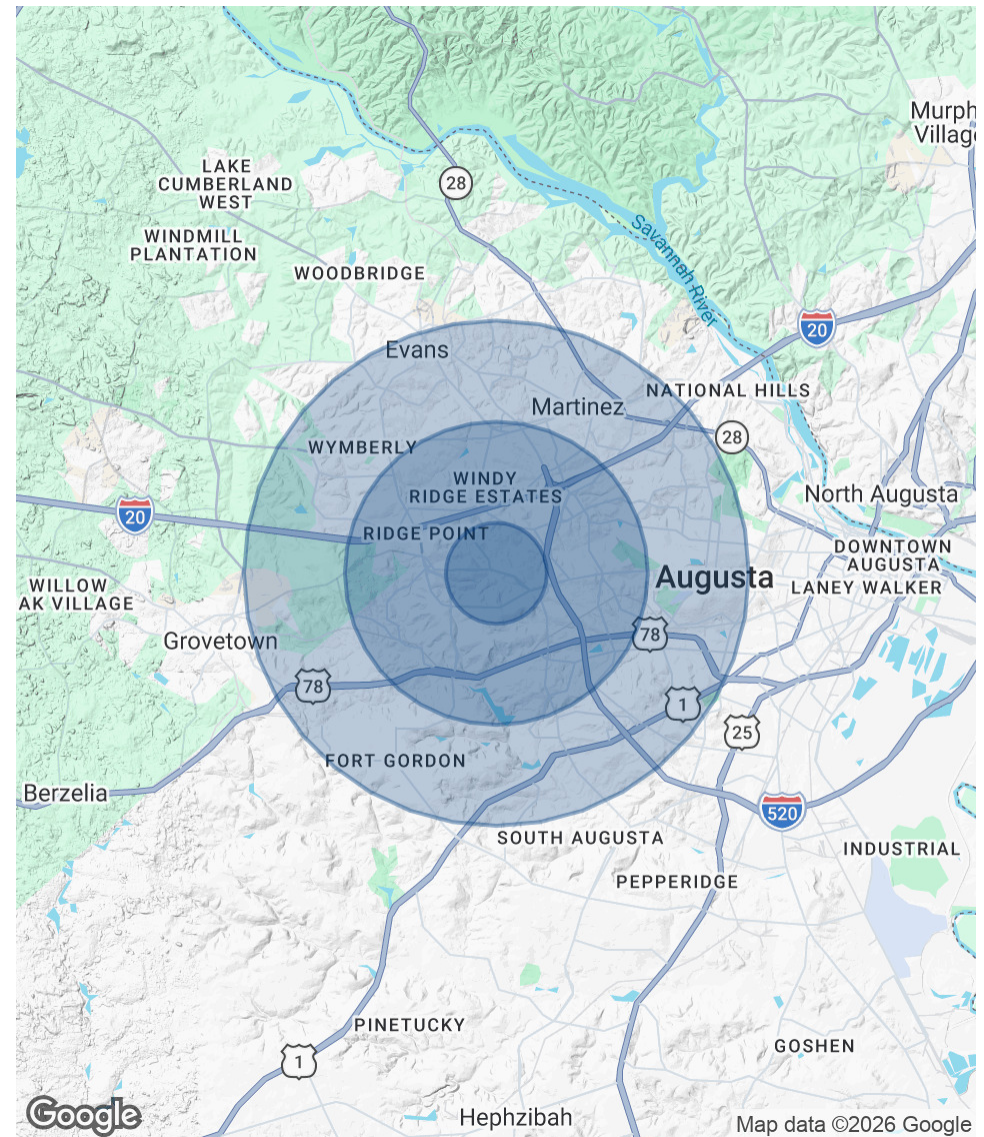
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,316	51,917	148,627
Average Age	39	39	39
Average Age (Male)	37	38	37
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,520	22,150	59,427
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$69,426	\$83,302	\$91,548
Average House Value	\$183,260	\$231,799	\$244,055

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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